

## **“GRANDFATHERING REQUIREMENTS”**

The Tennessee Legislature passed an amendment (amendment #7) to SB3416/HB3669, which revises and supercedes Chapter 65, Tennessee Home Inspector License Act of 2005, Section 6 (b) “grandfathering”.

<http://www.legislature.state.tn.us/bills/currentga/Amend/HA1513.pdf>

As the Department of Commerce and Insurance, Division of Regulatory Boards, anticipates that the Governor will sign this Bill into law within the next 30 to 40 days, we feel a responsibility to notify prospective applicants of the changes.

The following requirements to apply for licensure as a Tennessee Home Inspector under the “grandfathering” clause become effective immediately upon the governor’s signature:

For the first 180 days after July 1, 2006, the commissioner shall issue a license to any applicant who:

- (1) Is at least eighteen (18) years of age;
- (2) Has not been convicted of a crime that has a direct bearing on the applicant’s ability to perform competently and fully as a licensee;
- (3) Is not the subject of a disciplinary or enforcement action by another state or a local jurisdiction in connection with the performance of home inspections or the licensing or certification of home inspectors;
- (4) Has obtained a certificate of at least \$500,000 general liability insurance and errors and omissions to cover all activities contemplated under Title 62, Chapter 6.
- (5) Furnishes evidence satisfactory to the commissioner that the applicant has been principally engaged in the performance of home inspections in this state for **three or more years** and has completed at least 150 home inspections; and
- (6) A judgment has not been entered against the applicant by a court of competent jurisdiction if such judgment was based upon the applicant’s negligent performance as a home inspector.

The applicant will be required to submit an application, along with the following documents for consideration of licensure under “grandfathering”:

1. **A non-refundable \$300.00 application and initial licensure fee.**  
This payment must be made by check, and made out to the **Department of Commerce and Insurance.**
2. A copy of the certificate of insurance showing you are carrying Errors and Omissions insurance and at least five hundred thousand dollars (\$500,000) General Liability insurance.
3. **A legible listing of at least 150 home inspections you have completed and received compensation for. This list will need to include the full name of the client, address, zip code, and date of inspection, and type of dwelling. *If you are unable to provide this complete list of clients, you will be required to apply under Chapter 65, Tennessee Home Inspector Act of 2005, Section 6(a).***